



For Sale or Lease

707 Prosperity Drive

Orangeburg, South Carolina 29115

- 100,000 s.f. expandable to 200,000 s.f.
- \$3.75/s.f. NNN
- Norfolk Southern rail-served
- 15.23 acres
- 3,000 s.f. of office space
- 4 acres laydown yard
- Close proximity to I-26

*Listing agents have ownership interest in property

For more information:

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Location Overview

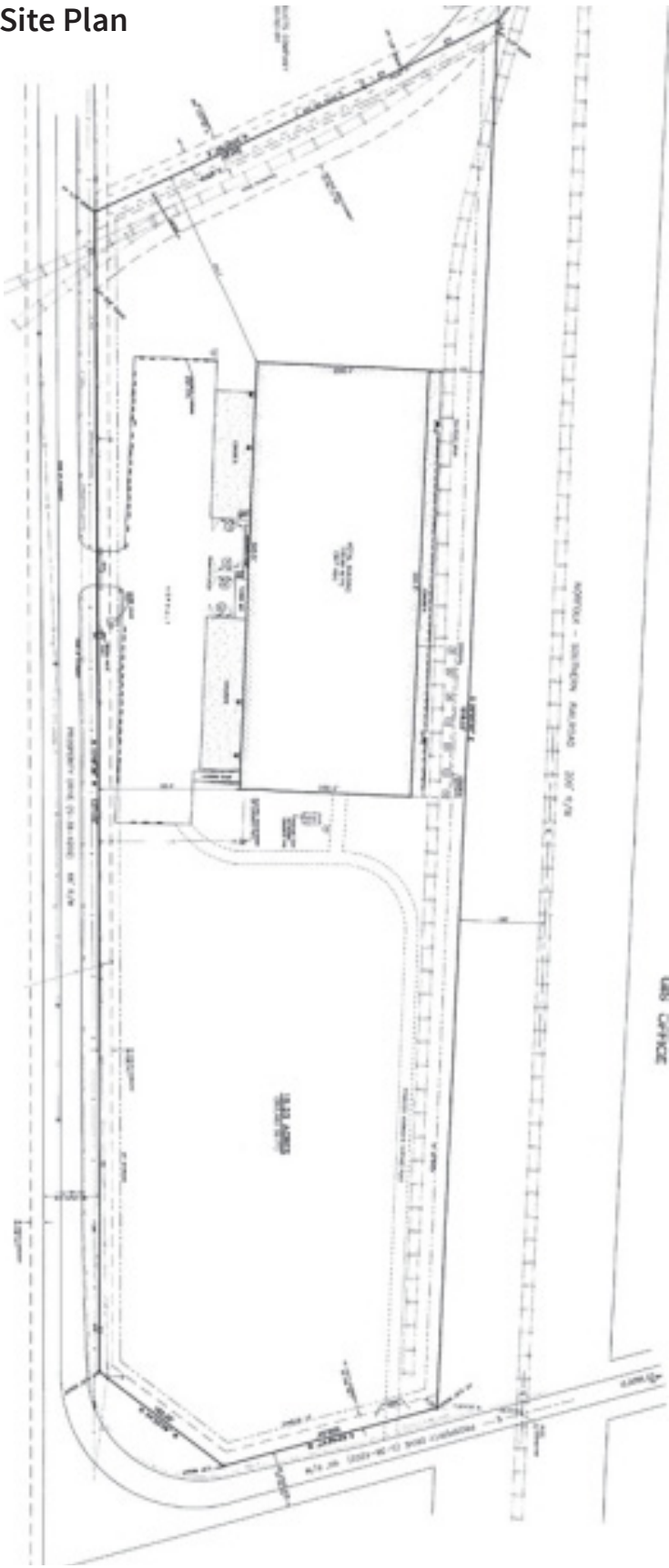
Orangeburg, South Carolina serves as the mid-point between Columbia and Charleston South Carolina. Considered a transportation epicenter, Orangeburg boasts a strategic location for transportation and warehousing groups to have access to the markets along the I-26 and I-95 corridors. Only ten miles to I-26 and roughly 25 miles to I-95, Orangeburg is a favorable market for warehousing and transportation needs.

Orangeburg County holds a residential population of roughly 91,200 people with 37% of those residents employed. A retail and services dominate labor market, Orangeburg County also holds smaller, but strong employment in the manufacturing, construction, and transportation sectors - providing opportunities for growth within the market.



The Property

Site Plan



Building Specs.

Building s.f.	100,000
Expandable s.f.	100,000
Total potential s.f.	200,000
Office s.f.	3,000
Rail service	Norfolk Southern
Lot size	15.23
Eave height	25'4"
Clear height eaves	23'3"
Center height	29'
Center clear height	27'10"
Column spacing	30'x66'
Electrical	3-phase 600 amp
Dock doors	10 total
Drive in doors	2 total
Paved parking lot	60 spaces
Additional parking	50 gravel spaces
Laydown yard	4 acres (gravel)



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